

# Minutes Andover Preservation Commission January 14, 2014 – 6:30 P.M. 2nd Floor Conference Room – Town Offices

### **Present:**

Tony Dyer, Leslie Frost, Craig Gibson, Leo Greene, Jim Batchelder (by Skype), Karen Herman

### **Review of Plans**

**47 Central Street:** John McArdle, owner, review plans for rear addition and garage

that his family has owned since 1956. The plan proposes to convert existing space in the rear ell, now a garage and upstairs former servants quarters. The two garages will be gutted and renovated and a 3rd garage and a staircase to the basement will be added. The new garage will be a one story addition attached to the ell. A widow's watch railing will be built on the garage roof to match existing. Mike Roden is the contractor. An elevator will also be added and the kitchen will be redone. Granite vaneer will be applied around the new foundation. Materials in kind will be used throughout the project.

Voted unimaously, 1/14/14, to approve plans as presented by roll call vote. Dyer, Frost, Gibson, Greene, Batchelder, Herman all voted yes.

57 Central Street: review of plans for addition, sunroom and garage Jack Sullivan, architect on behalf of Mr. Redgate, the new owner. The project is adding 3000 square feet of living space to the rear of the house, including two two garages and and entrance way that will hide the massing off the back of the house.

The heavy grove of spruce and pine trees on the sitewill stay intact. The applicant agreed to change materials, from stone facade to cedar shingles, as well as changing to asphalt shingles on the roof rather than a metal roof. The concern raised by Craig Gibson was that the addition was large and not appropriate for the historic architecture. A variety of options were discussed to try to mitigate this problem.

Leo Greened moved to conditionally approved plans for 57 Central Street as presented at the 1/14/14 meeting with the condition that revised plans will be provided that will reflect the changes we discussed tonight. Primartly, the end two car garage is to be turned gable toward Central Street, and have two garage doors that mimick barn doors with a single row of transom lights and a gable double hung window with shutters to match existing. Additionally, the ridge line of the first two car garage should continue over the new entrance to meet the gable facing garage. The setback of the entryway should be eliminated. Further, the first two car garage should also have only a single row of transom lights. Voted unanimously to approve by roll call vote, Gibson, yes, Frost, yes, Dyer, yes Batchelder, yes, Herman , yes.

# **Demolition Delay Public Hearing**

48 Summer Street: Request to demolish 2-family house – Jeffco, Doug Ahern, update

ZBA hearing continued to Februrary 6, 2014

# **Dimensional Special Permit / Historic Preservation**

**64 Summer Street:** Mark Ratte

Mr. Ratte had previously come before us for an addition to this property. He would like to do a Dimensional Special Permit/Historic Preservation and build a separate barn free standing residential unit.

Mr. Ratte plans to complete an exterior restoration of existing structure as written in original deciion to the building department. If the special permit is approved, each lot is 70′/32′. The original structure is two apartments, and would stay the same.

The home is 40' wide 32' back.

Leo Greene moved that the building at 64 Summer Street is historically signifant and should be preserved. Further, the proposed design for an additional dwelling resembling a detached barn meets with our

enthusiastic approved with condition that a more detailed design be submitted. Voted unanimously by roll call vote to approve. Gibson, yes, Frost, yes, Dyer, yes Greene, yes, Batchelder, Herman, yes.

**21 River Street:** Ken LaRose, Builder – ZBA approved Special Permit 9/12/13 – Update, on Conservation Commission meeting, no report.

**410 High Plain Road:** Steven Doherty, Developer – Progress update. Karen Herman reports that the board and batten siding should be installed and the interior work is in progress.

## **41 Porter Road:** response to site visit

Voted 5-0 to approve, Greene, yes, Frost, yes, Dyer, yes, Batchelder, Yes, Herman yes, for addition to the building survey and approve it, in combination with 37 Porter Road, an independent listing on the National Register of Historic Places, for consideration for a Dimensional Special Permit/Historic Preservation.

### **Other Business**

2014 Preservation Awards: review nominations

Reports/Updates:

Shawsheen Railroad Depot: update, no report

Ballardvale Historic District Commission: Leo Greene, no report

Design Review Board: Craig Gibson, no report

West Parish Center: Jim Batchelder Shawsheen Village: Leslie Frost

**Historic Preservation Website:** Historic Building Survey Project, update: Records review continues by Herman and Dyer. Batchelder updating

website.

Next meeting: February 11, 2013